



State of California • State and Consumer Services Agency • Gray Davis,
Governor

DEPARTMENT OF GENERAL SERVICES

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June 5, 2000

The Honorable Steve Peace, Chair
Joint Legislative Budget Committee
State Capitol, Room 3060
Sacramento, CA 95814

Dear Senator Peace:

Enclosed is the annual Capitol Area Plan Progress Report as required by Government Code Section 8164.

The progress report includes an update of state office and housing projects and activities relating to the Capitol Area, with a focus on 1999 activities. All reported items are consistent with the implementation strategy of the 1997 Capitol Area Plan and support the Plan's statutory objectives.

If you require further information on this matter, you may have your staff contact John H. Brooks, Chief, Asset Planning and Enhancement Branch, Real Estate Services Division, Department of General Services, at (916) 323-6565.

Sincerely,

CLIFF ALLENBY, Interim Director
Department of General Services

CA:CS (H:PIng Mgmt\Corres\Annual Prog Report.Capitol Area Plan)

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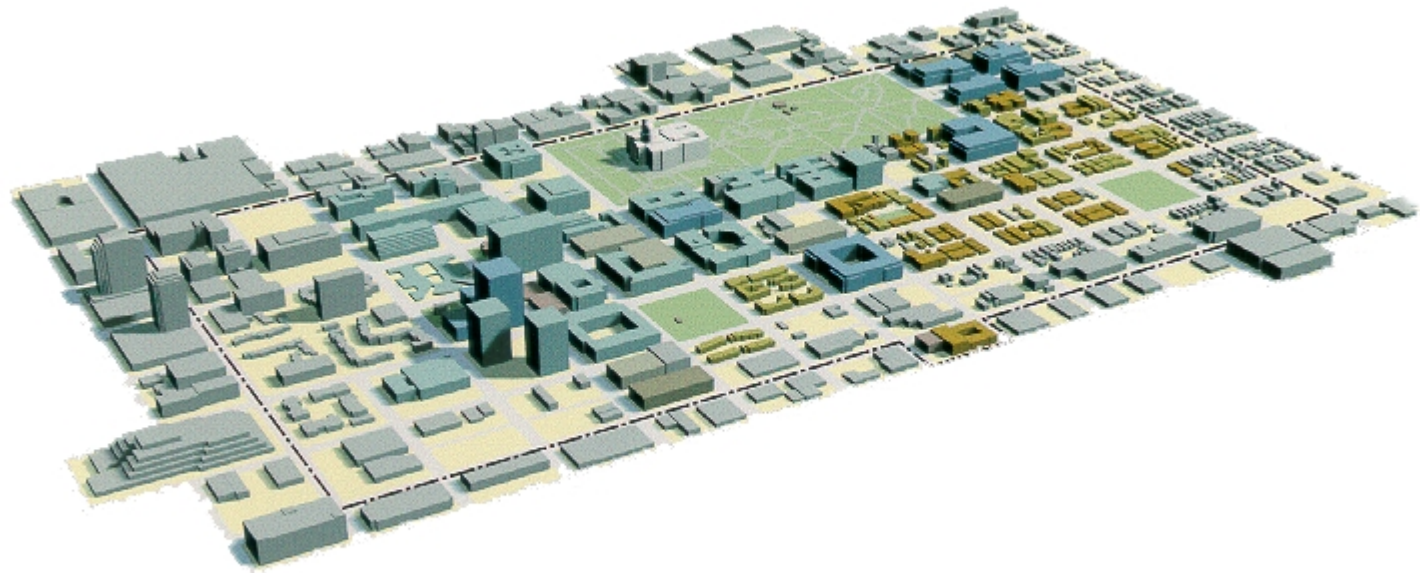
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CAPITOL AREA PLAN PROGRESS REPORT

FEBRUARY 2000



CAPITOL AREA PLAN PROGRESS REPORT

FEBRUARY 2000

STATE OF CALIFORNIA

Gray Davis, Governor

STATE AND CONSUMER SERVICES AGENCY

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Prepared By

ASSET PLANNING AND ENHANCEMENT BRANCH

John Brooks, Chief

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EXECUTIVE SUMMARY

This Capitol Area Plan Progress Report describes the status of the implementation of the 1997 Capitol Area Plan, as required by Government Code Section 8164. This is the first progress report prepared since Assembly Bill 116 (Speier) (Ch. 970, Stats. of 1996) was enacted, which directed that certain legislative reports not be prepared, including the Capitol Area Plan Progress Report. That legislation was repealed on January 1, 2000.

The Capitol Area Plan was adopted in 1977 as a master plan for mixed-use development on state-owned land surrounding the State Capitol. The Department of General Services (DGS) is responsible for the implementation of the state office and parking elements of the Capitol Area Plan. Capitol Area Development Authority (CADA) is responsible for the implementation of the residential and commercial elements.

The Director of the DGS approved an update to the Capitol Area Plan in July 1997, after a series of significant planning and legislative initiatives, which are described below.

Urban Land Institute study of the state office program in Sacramento – April 1995

Recommendations of the panel included:

- The state should begin immediate development of one or two million square feet of state office space.
- State-owned land in the area north of Q Street in the Capitol Area should be the state's first priority for locating downtown office space, with the Central Business District being the second priority.
- Programs requiring very large floor plates or having no programmatic need to be near the Capitol would be appropriately located outside the downtown area.

Master Planning Studies – Spring 1996

The DGS and CADA conducted a three-month coordinated planning effort resulting in Capitol Area master planning studies for office and parking development, and housing and retail development. These studies assessed alternative development opportunities, consistent with existing statutory objectives of the Capitol Area Plan. In addition to conceptual massing drawings for office, parking, housing, and retail development, a three dimensional massing model was also developed.

Government Code Section 11011.21 (Senate Bill 1770 [Johnston] [Ch. 193, Stats. of 1996])

Based on the master planning studies, this legislation directs the DGS to update the Capitol Area Plan, prepare an Environmental Impact Report (EIR), develop a Comprehensive Facilities Plan for the East End, and update the Sacramento Regional Facilities Plan.

1997 Capitol Area Plan – July 1997

After numerous community presentations and a public hearing, the DGS approved the 1997 Capitol Area Plan and certified the EIR.

Additional legislation, which is significant to the implementation of the Capitol Area Plan, was enacted after the approval of the update. This includes the following:

Government Code Section 8169.5 (Senate Bill 1270 [Johnston] [Ch. 761, Stats. of 1997])

Authorizes the development of approximately 1.47 million gross square feet (GSF) or approximately 1.13 million net square feet (NSF) of office space in the East End area to consolidate headquarters operations of the Departments of Education, Health Services, and General Services.

Government Code Section 8169 (Assembly Bill 666 [Ortiz] [Ch. 262, Stats. of 1997])

Provides authority to the Director of the DGS to sell state-owned land in the Capitol Area to CADA to stimulate timely development to meet the goals set forth in the 1997 update of the Capitol Area Plan.

Government Code Section 13332.19 and 14661 (Senate Bill 776 [Johannessen] [Ch. 252, Stats. of 1998])

Authorizes the Director of the DGS, when authorized by the Legislature, to use the design-build procurement method for a specific project.

Within the context of this background, this document reports on planning and development activities on state-owned land in the Capitol Area since publication of the last Progress Report in 1995, with a focus on those activities occurring during 1999.

STATE OFFICE DEVELOPMENT

The master plan for office development on state-owned land in the Capitol Area is predicated upon the development of some 2.82 million GSF of additional office space on 15.90 acres of land over the foreseeable term of the Capitol Area Plan. The opportunity sites for this development are located on eight different blocks throughout the Capitol Area. The addition of this space will ultimately bring the total of gross office area in state-owned office buildings in the Capitol Area to 7.60 million square feet.

Approximately 1.47 million GSF of office space in the east end area is already well into the design-build planning stage and construction is imminent in the early spring of 2000. An outline of the pending development of the Capitol Area East End Complex with approximate square footages is as follows:

- Block 171 – 442,900 GSF (362,000 NSF) for the Department of Health Services;
- Block 172 – 188,100 GSF (132,300 NSF) for the Department of General Services;
- Block 173 – 219,100 GSF (157,600 NSF) for the Department of Health Services;
- Block 174 – 249,200 GSF (191,300 NSF) for the Department of General Services;
- Block 225 – 358,500 GSF (282,700 NSF) for the Department of Education.

In addition to the office development described, a parking garage on Block 224 containing 753 spaces was completed in February 2000. This garage will provide adjustments in state employee parking assignments to accommodate those displaced from surface parking lots that will be removed with construction of the East End Complex.

Several buildings will be vacated in the Capitol Area as a result of the completion of the new CAL-EPA building in downtown Sacramento, along with the completion of the East End Complex. This will provide an opportunity to examine the potential for rehabilitation and renovation of these vacated buildings, some of which are as much as 40 years old. These buildings and their approximate square footages are as follows:

- Block 212 – Bonderson Building, 901 P Street, 102,000 NSF;
- Block 153 – Education Building, 721 Capitol Mall, 110,000 NSF;
- Block 263 – Office Buildings 8 and 9, 714-744 P Street, 402,000 NSF.

HOUSING DEVELOPMENT

CADA manages 748 apartment units, approximately 41 retail commercial facilities, and approximately 893 parking spaces throughout the Capitol Area. At present, CADA and their private sector development partners have five projects that are under construction or in the planning stage. An outline of the developments and their approximate square footages follows:

- Block 234, The Fremont Building, 16th and P Streets, construction of 69 apartment units containing 98,996 square feet (SF) and 12,000 SF of ground floor commercial (now under construction).
- Block 231, Capitol Park Inn, 16th and N Streets, rehabilitation of the old Capitol Vue Hotel Building into 38 hotel units, 9,600 SF (now under construction).
- Block 233, 17th and N Streets, relocation of eight unit art deco apartment building from 1311 15th Street and construction of eight new apartment units, total 18,492 SF (relocation to occur March 2000).
- Blocks 281 and 284, Capitol Park Homes, construction of 64 detached townhouses, 101,497 SF (construction to begin May 2000).

- Block 075, the CADA Warehouse, 12th and R Streets, rehabilitation of the CADA Warehouse to loft housing and construction of 87 new apartment units, total of 110,052 SF including 3,200 SF of ground floor commercial (construction to begin summer 2000).

Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997) amended Section 8169 of the Government Code authorizing the Director of the DGS to sell real property under the jurisdiction of the DGS to CADA. In turn, CADA will then be able to resell the property to qualified developers for development of residential and/or commercial uses in the Capitol Area. The ability to pass fee title on to developers is expected to enhance the ability to develop ownership housing in the Capitol Area. Some of the developments outlined previously will or already have taken advantage of this new opportunity.

Besides the major projects previously described, CADA has been working with two other projects in the Capitol Area:

- Block 292, 1500 Q Street, rehabilitation of older store building. This building is a fire damaged retail store with living units on the second floor. CADA will provide a grant (from state mitigation fees for East End Complex) to be used in the restoration of the residential components. There will be two restored units above the first floor retail, and four new residential loft units will be constructed at the rear of the old structure.
- Block 234, 17th Street Commons. This property contains 25 cooperative units and some commercial space. The property was developed as a Limited Equity Cooperative in 1983. More recently the cooperative has been having significant financial, membership, and operating problems. CADA took over ownership of the property in late 1999. The property will be managed as apartments and the commercial space will be converted to four additional apartments.

OTHER PLANNING ACTIVITIES

In addition to state office and housing development activity, two other important planning efforts are in progress that will have significant effects upon the Capitol Area:

- The Governor's Permanent Residence Commission was recently established by Senate Bill 1091 (Ortiz) (Ch. 732, Stats. of 1999). This commission is charged with making recommendations to the Governor and the Legislature for the location and construction of a suitable permanent residence for future Governors of California. At this point, five preliminary sites located within the Capitol Area have been selected for further review. A final recommendation for the permanent site will be made by June 30, 2000.
- In order to enhance a vital open space in the Capitol Area, the DGS is moving forward with a two-year effort to develop a master plan for Capitol Park. The San Francisco landscape architectural firm of Royston, Hanamoto, Alley and Abby has been retained to develop a comprehensive master plan for the Park to enhance and preserve it for future generations.

All of the projects pursued by the DGS and CADA are consistent with the goals and objectives of the Capitol Area Plan. In addition, the assessments contained in this report demonstrate that there is a consistent effort to maintain the mixed-use concept of the Capitol Area Plan and at the same time there is assurance that future state office needs will be accommodated.

1. INTRODUCTION

In July 1997, the Director of the DGS approved the updated Capitol Area Plan, which, by law, is the official state master plan for development in the Capitol Area. The Plan provides for the orderly development of the state's facilities on state-owned land in a defined geographic area (between 5th/17th Streets and L/R Streets) surrounding the State Capitol Building and grounds. The DGS is responsible for the administration of the Plan, including updates, as required, and also retains responsibility for the implementation of the office and parking elements in the Plan. The Capitol Area Development Authority (CADA), a state-city joint powers authority, retains the responsibility for the implementation of the housing and retail-commercial elements of the Plan.

Other groups with roles in Capitol Area planning include the Capitol Area Committee, which was formed in 1977 to advise the Director of the DGS on planning issues and activities in the Capitol Area and to ensure public interests are represented in the planning process. At the same time, and to support this effort, the Capitol Area Technical Advisory Committee was formed to provide the Capitol Area Committee with technical input on Capitol Area issues. The DGS and CADA work closely with the Capitol Area Committee and the Technical Advisory Committee on every aspect of the planning, reporting, and implementation of the Capitol Area Plan. Both of these committees generally convene monthly in public meetings. Background and other information concerning these two committees may be found in Appendix A in this report.

Section 8164 of the Government Code requires the DGS to report annually to the Legislature with regard to the progress made in the implementation of the Capitol Area Plan. However, this reporting requirement was placed in abeyance for the last four years with the enactment of Assembly Bill 116 (Speier) (Ch. 970, Stats. of 1996) that suspended the requirement for certain reports including the Capitol Area Plan Progress Report. This legislation became inoperative on October 1, 1999, and was repealed on January 1, 2000. The last Progress Report was issued in January 1995, and it reported on 1994 activities. This February 2000 Progress Report provides a general overview of activities since the last Progress Report, with a focus on the 1999 time period.

The 1997 Capitol Area Plan maintains and advances the nine objectives established by statute in 1977. The Plan envisions development of a specific program for locating state offices, parking facilities, commercial and residential developments, and other improvements on state-owned land surrounding the Capitol. The Plan contains nine specific statutory objectives that set the tone and the focus for the future of the Capitol Area. These nine objectives relate to the following elements:

- Land Use
- State Offices
- Housing
- Transportation and Parking
- Open Space and Public Amenities
- Development of the Community
- Energy Conservation
- Relationship of the State to Local Governments
- Administration of the Plan

A set of planning principles are included in the 1997 Capitol Area Plan that outline the planning direction to implement the objectives. A more specific series of action items identify recommended actions to carry out the Plan's objectives and principles.

The format of this Progress Report has been designed to correlate with the action items as they are listed in the 1997 Capitol Area Plan Implementation Program. These action items set various time frames, ranging from one to five years, or on an ongoing basis to address specific Capitol Area Plan issues. To provide continuity, it is intended that each year's Progress Report will provide the status of each action item as set forth in the Implementation Program.

The Sacramento Regional Facilities Plan determines overall state office needs in the region, including the Capitol Area; therefore, this Progress Report will not report on the status of specific state office facility priorities. The latest Sacramento Regional Facilities Plan was developed in 1997. An update will be published in 2000.

2. LAND USE

Objective

To establish patterns of land use in the Capitol Area which are responsive to the goals of the Capitol Area Plan, which provide for flexibility in meeting future state needs, and which protect the state's long-term interest without inhibiting the development process.

Principles

- Use the Capitol Area Plan as the official master plan for land use and development on state-owned land in the Capitol Area, and a flexible guide for development.
- Develop the Capitol Area as a vibrant mixed-use neighborhood of office, residential and supporting commercial uses; and as an integral part of the downtown Sacramento community. Maintain a balance of uses and activities in the Capitol Area.
- Consider transit accessibility, protection of the State Capitol Building's prominence, and linkage to surrounding neighborhoods in the location, intensity, and design of development.
- Provide for development of residential uses, with a variety of housing types, including ownership and rental opportunities.
- Allow the Department of General Services the flexibility to either maintain state ownership of land, or lease or sell property to more successfully implement the Capitol Area Plan objectives and manage state assets efficiently.
- Work with local agencies to ensure that local plans for use of non-state-owned land within the boundaries of the Capitol Area are compatible with the Capitol Area Plan.
- Retain the opportunity to locate the Governor's Residence within the Capitol Area.

Status of Action Item

A. Review proposed development on individual sites for consistency with Capitol Area Plan land use designations. Consult and review with the Capitol Area Committee and Technical Advisory Committee on consistency.

Under the terms of Government Code Section 8160 et seq., the primary responsibility for this action item and for the overall administration of the Capitol Area Plan is vested in the DGS and its Director. The DGS staff has been working with the staff of CADA to achieve a vibrant mixed-use community that will serve as an integral part of downtown Sacramento's landscape. In this regard, the DGS concentrates upon state office and associated parking development and CADA concentrates upon the residential and commercial aspects of the Plan. With the 1997 Update of the Capitol Area Plan, the state is committed to maintaining a broad land use policy that includes both flexibility and stability for the development process. The map on the following page contains the land use diagram that illustrates the land use pattern that will occur with the Plan implementation. The office, housing, parking, and open space designations remain as approved in the 1997 Capitol Area Plan.

One effort that could affect land use designations in the future is the current study of the development of a permanent Governor's Residence in proximity to the State Capitol. Senate Bill 1091 (Ortiz) (Ch. 732, Stats. of 1999) created the Governor's Permanent Residence Commission to provide the Governor and Legislature with recommendations for the location and construction of a suitable and permanent residence for future Governors and first families of California. This nine-member Commission is chaired by the Secretary of the State and Consumer Services Agency. This group produced a preliminary report on January 1, 2000, which identified five preliminary sites in the Capitol Area that are recommended for additional review as potential sites for a permanent residence. The sites are shown on the map on page 6. The Commission will continue to meet until June 30, 2000, when it will make its final recommendations to the Governor and the Legislature. The Commission statutorily sunsets on June 30, 2000.

Map

Map

3. STATE OFFICES

Objective

To provide offices and related services to meet present and future space requirements for the State of California near the State Capitol and in the context of metropolitan Sacramento, in the most cost effective manner.

Principles

- Use the Capitol Area Plan as the master plan for state facility development on state-owned land in the Capitol Area.
- Identify and protect opportunity sites for development of state offices in the Capitol Area.
- Ensure that building massing for office development enhances the Capitol Area's urban character, respects and maintains the State Capitol Building and Capitol Park as the focus of the Capitol Area, and provides adequate transition to the surrounding neighborhoods.
- Use the state's Regional Facilities Plan for Sacramento to determine overall state office needs in the Capitol Area and central Sacramento.
- Consolidate agencies for which proximity to the State Capitol and other facilities and activities in the Capitol Area is appropriate.
- Intensify office space use on underutilized sites or in aging state facilities through renovation of existing buildings or through redevelopment.

Status of Action Items

A. Maintain the identified program for office development and building massing.

The DGS continues to work within the context of the 1997 Capitol Area Plan for the planning and development of state office space in the Capitol Area. This official master plan identifies state-owned land designated for state office development on eight separate blocks within the Capitol Area. These sites are projected for the development of a total of approximately 2.82 million GSF of new office space. Approximately 1.47 million GSF is already nearing the construction stage on five blocks in the East End Complex area including Blocks 171-174 and Block 225; the remaining 1.35 million GSF is projected for the future on Blocks 204, 213, and 275. The office opportunity sites are shown on the map on the following page.

The south half of Block 213 is the site of the former Legislative Office Building Annex that was demolished in fall 1999 because the cost to seismically upgrade the structure could not be justified. Future development on this site will be under the direction and ownership of the state Legislature. No specific development projects have been authorized yet for the two remaining office opportunity sites, Block 204 and Block 275. However, the 1997 Sacramento Regional Facilities Plan recommends these sites be used to meet the future office space needs for the Employment Development Department and Caltrans within the next five to ten years.

In addition to the development of new state office buildings, the opportunity will soon arise to assess several older office buildings in the Capitol Area. Upon completion of construction of the new CAL-EPA building at the northeast corner of 10th and I Streets in the downtown area and upon completion of the East End buildings at a later date, several office buildings in the Capitol Area will be vacated. This will be an opportune time to examine the use intensity and the potential for renovation or redevelopment of these older structures. The Bonderson Building located at 901 P Street, which contains approximately 102,000 NSF, will be vacated when the CAL-EPA Building is completed in about April of 2000. With the completion of the East End Complex in mid-2003, the Education Building, 721 Capitol Avenue, (approximately 110,000 NSF), and portions of Office Buildings 8 and 9, 714 and 744 P Street, (total of approximately 402,000 NSF) will be available for possible rehabilitation or renovation. Additionally, several other buildings in the Capitol Area are being considered for renovation or rehabilitation in the near term. This effort will be discussed in greater detail in the Sacramento Regional Facilities Plan 2000 Update.

MAP

B. Maintain the East End site office development priorities articulated in Chapter 193, Statutes of 1996:

- **Office facilities on Blocks 171-174 and 225; and**
- **Supporting parking on Block 224.**

Senate Bill 1270 (Johnston), (Ch. 761, Stats. of 1997) became effective in October 1997, and authorized the development of the Capitol Area East End Complex. This major legislation approved the first state office development in the Capitol Area under the 1997 Capitol Area Plan. The legislation enables the DGS to proceed with the development of approximately 1.47 million GSF of office space and 742,000 square feet (SF) of related parking. The estimated construction cost for the five office buildings on Blocks 171-174 and Block 225 is \$380,000,000. The garage structure recently completed on Block 224 had a cost of \$11,086,000. As authorized by Government Code Section 8169.5, the total cost of the project may not exceed \$392,000,000. The project is to be funded by the sale of the State Public Works Board bonds. Some 6,300 employees will occupy the office buildings upon completion of the project.

The new complex will be built in the area east and southeast of the Capitol and Capitol Park, as shown on the project location map on the following page. The project is located in three separate but related areas. The most northerly and easterly area is made up of Blocks 171 and 173 and the north half of Blocks 172 and 174. This area is bounded by L Street on the north, the alley between Capitol Avenue and N Street on the south, 17th Street on the east and 15th Street on the west. Sufficient office space will be developed in this area to accommodate programs of the Department of Health Services and the Department of General Services. The southwesterly area consists of the majority of Block 225. This block is bounded by N Street on the north, O Street on the south, 15th Street on the east and 14th Street on the west. The Dean Apartment building in the northwest part of the block will remain. Office space will be developed in this block to house the Department of Education.

The scheme for the total East End development requires that the parking garage on Block 224 be completed before the office construction starts. Gordon H. Chong & Partners served as the architect for this portion of the project. In May 1998, preliminary plans were presented. The responses to the request for qualifications for the design-build team were received for the garage in early August 1998. In November, price proposals were received with McCarthy Brothers being the low bidder as the design-build team. Construction began on January 15, 1999. The structure

MAP

was completed and the state took possession of the facility at the end of January 2000. The garage contains 753 parking spaces together with 6,500 SF of commercial space on the ground floor.

Under the provisions of SB 1270 (Johnston) (Ch. 761, Stats. of 1997), it was specified that 85 percent of the parking spaces in the Block 216 parking garage would be made available to legislative employees whose parking is being displaced by the construction of the East End Complex. Those state employees being displaced from the garage on Block 216 are to be accommodated in the new garage located on Block 224 and in other parking structures associated with the construction in the East End Complex. Further, upon completion of the new garage on Block 224, the DGS shall enter into an exchange agreement to give the Department of Transportation control of this new garage in exchange for control of the garage located on Block 216.

The search for a master architect to develop preliminary plans, design criteria, and a bid package for the entire East End Complex commenced in November 1997. Johnson Fain Partners of Los Angeles was selected for this task in March 1998. By December 1, 1998, (following a significant public outreach process by the DGS and the Capitol Area Committee) the preliminary planning for the office projects was ready and was submitted to the Joint Rules Committee of the Legislature for review. At the end of March 1999, the Joint Rules Committee provided suggestions and recommendations concerning the East End Complex to the DGS.

Subsequently, six potential design-build teams were selected by the first of August 1999. This selection process allowed for three teams each for the two office developments on Blocks 171-174 and Block 225, respectively. In early December 1999, a contract was awarded to Clark/Gruen Design-Build, Inc. for the office structures to be built for the Departments of Health Services and General Services on Blocks 171-174. Hensel Phelps Construction Company received the contract for the design and construction of offices on Block 225, which will be occupied by the Department of Education. Occupancy of the office structure on Block 225 is estimated for mid-year 2002. The buildings on Blocks 171-174 are expected to be completed by April 2003.

This project will advance the state's asset management goals and office consolidation initiatives and responds to the recommendations contained in the 1995 Study for the Capitol Area developed by the Urban Land Institute Panel. Planning for this project has involved the Capitol Area Committee, the Technical Advisory Committee, local government officials and agencies, state government representatives, community and neighborhood organizations, and private sector representatives. The Capitol Area Committee conducted four public forums during 1998 to seek input on the East End Complex preliminary plans.

C. Identify and provide appropriate amounts of retail space in office buildings where development programs include ground floor commercial.

The Capitol Area Plan identifies opportunities for the development of ground floor retail and commercial uses in both state office buildings and parking structures. The DGS works closely with CADA to integrate these commercial services into the fabric of the Capitol Area with the goal to broaden the use of this type of space to time periods beyond state working hours.

The development of the East End Complex provides an opportunity to include ground floor commercial space in a large state office complex. Current plans call for approximately 19,000 SF of retail space throughout the East End Complex. Of this total area, approximately 12,200 SF are expected to be located in the Blocks 171-174 buildings in the vicinity of 17th Street and Capitol Avenue. In addition, approximately 6,800 SF of ground floor commercial space will be located near the northeast corner of 14th and O Streets in the office structure located on Block 225. Retail space in this block will complement the existing 14th and O Streets neighborhood commercial center. Additionally, the new garage structure on the south half of Block 224 has approximately 6,500 SF of commercial space also fronting 14th Street that is occupied by CADA's administrative offices.

4. HOUSING

Objective

To foster housing within the Capitol Area meeting a wide range of income levels and restoring the area to a population consistent with its urban surroundings.

Principles

- Enhance the overall residential environment in the Capitol Area; foster development of neighborhood identity and residential support services.
- Provide for a variety of housing and building types to facilitate development of the Capitol Area as a mixed-income community, and expand ownership housing opportunities.
- Meet the housing needs of individuals and families with a wide range of socioeconomic characteristics, consistent with consideration of existing and potential market conditions.
- Balance retention and renovation of existing housing units, with redevelopment of housing sites. Build new housing where existing buildings are either outdated to the extent that renovation would be economically infeasible, or are functionally obsolete relative to market expectations; or where it is desirable to create larger or more marketable development sites.
- Maintain the supply of affordable housing in the Capitol Area in accordance with requirements of Government Code Section 8193.
- Maintain a program goal to achieve a population of 3,500 in privately and publicly-owned housing in the Capitol Area over the plan horizon.

Status of Action Items

A Implement the housing development program, with housing unit targets and densities as described in the 1997 Capitol Area Plan, sufficient to achieve a total Capitol Area population of 3,500 residents.

Since its inception in 1978 as a joint powers agency, CADA has had the responsibility for planning, implementing, and managing the housing and related retail/commercial elements in the Capitol Area. CADA was created by a joint powers agreement (pursuant to Government Code Section 8169.4) between the State of California and the City of Sacramento. A volunteer five-member board of directors governs the agency. The State of California and the City of Sacramento each appoint two members to the board of directors. These four directors then select the fifth director. The members as of January 2000 are listed in Appendix B. The daily operation of the agency is under the direction of its executive director.

CADA is responsible for managing the housing development for a range of income categories within the Capitol Area, in response to market conditions and priorities as they develop. The statutorily stated goal is to create a viable community of some 3,500 plus residents in both public and privately owned housing and to ensure the availability of retail/commercial facilities to support the residents, employees, and visitors who frequent the Capitol Area.

Within the scope of its property management duties, CADA currently manages some 748 apartment units, an additional 41 retail/commercial properties, and approximately 893 parking spaces throughout the Capitol Area. Appendix C contains a listing of CADA managed residential properties and a listing of CADA managed commercial/retail properties. The parking spaces include those currently on the housing site on Blocks 281 and 284. These parking spaces will be removed soon with the start of construction of the Capitol Park Homes housing project. As a result of the East End Complex, eight of the commercial properties will be removed. However, the square footage for these properties will be more than replaced by some 19,000 SF of new commercial space to be provided in the new office buildings in the East End Complex.

Until 1997, CADA managed ground leasehold tenancies underlying three CADA condominium developments in the Capitol Area. These leases included the land underlying Somerset-Parkside at 11th and P Streets, Stanford Park Townhomes at 16th and P Streets, and Saratoga Townhomes at 10th and Q Streets. Under the provisions of SB 1770 (Johnston) (Ch. 193, Stats. of 1996), the Director of the DGS was authorized to sell the underlying fee title for these three properties to the

owners of each of the projects. The sale of the underlying fee land was completed in 1997, and these units are now included as privately owned units on privately owned land in the Capitol Area. CADA no longer receives ground lease revenue from these developments. However, CADA retained the ownership and management of 26 low income apartment units on the southerly portion of Block 330 adjacent to the Somerset-Parkside Condominiums. The DGS retained ownership of the land under these apartment units.

During its 21 years of service as a joint powers authority, CADA has overseen over \$45 million in public and private commercial and residential developments on state-owned land in the Capitol Area, including a total of 470 new residential infill units. These new units include 333 units rented at market rates and 137 rented as low income housing units. All of these improvements were constructed under the terms of 60-year land leases from the state. Appendix D identifies the new CADA housing projects developed since 1978.

Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997), amending Section 8169 of the Government Code, created a major change in the utilization of state-owned land in the Capitol Area. This bill authorizes the Director of the DGS to sell real property under the jurisdiction of the DGS to CADA by providing CADA with the ability to acquire fee title to the DGS-owned property and in turn to resell the property to qualified developers for development of residential and/or neighborhood commercial-retail uses in the Capitol Area. The ability to provide fee title to such property will enhance the development opportunities within the Capitol Area. Since enactment of this legislation, the following sales have occurred:

- Fremont Apartment site, 16th and P Streets;
- Governor's Terrace Apartment site, 14th and P Streets (sale pending);
- Capitol Park Homes site, 12th/14th Streets and P/Q Streets (sale pending).

The map on the following page shows sites designated for housing development in the Capitol Area. Appendix E outlines CADA's development plans for the period 2000 through 2005. These plans represent a projected total of 462 to 517 newly developed units (including 38 hotel units in the Capitol Park Inn). During this time period, 51 units will be removed as a result of the construction of the East End Complex and 16 additional units will be removed by CADA to facilitate the development of residential units on Blocks 222, 281 and 284, resulting in a net new unit gain ranging from 395 to 450 units during the five-year development period.

MAP

Appendix F outlines CADA's development plans for the 2006 to 2010 time period. Approximately 220 to 305 apartment units in the medium to very high density categories are projected for completion. These developments will require that some older buildings be demolished to make way for the new. Also, the developments will include some complementary mixed uses on site. It is expected that many of the units projected in the 2000 to 2010 time period will take advantage of the provisions of AB 666 (Ortiz) (Ch. 262, Stats. of 1997) and the developers and/or subsequent home buyers will own the underlying land as well as the improvements at project completion.

As of the date of this report, CADA has five projects that are either in construction or that are scheduled to start construction in 2000. A brief discussion of each of the projects follows:

Fremont Building

Construction on this residential and commercial mixed-use project on Block 234 at the northeast corner of 16th and P Streets began in fall 1999. The project site contains 0.89 acre or approximately 38,800 SF. This land was sold to the developer under the terms of AB 666 (Ortiz) (Ch. 262, Stats. of 1997) on September 13, 1999. The structure will have a floor area of 98,996 SF with 12,000 SF of commercial space on the ground floor. Sixty-nine apartment units are projected for the property. Nine units will be low income rates and 60 units will be at market rates. The unit density is approximately 77 dwelling units per acre. The estimated completion of the project is in the first quarter of 2001. The Sacramento Housing and Redevelopment Agency (SHRA) is providing some public financing assistance for this project.

Capitol Park Inn

This project is the rehabilitation of the Capitol Vue Hotel located on Block 231 at the southwest corner of 16th and N Streets. The site has an area of 0.22 acre or approximately 9,528 SF and has been provided to the developer through a long-term ground lease. The floor area in the structure will amount to 9,600 SF with 38 hotel units. The unit density is 173 dwelling units per acre. It is estimated that the project will be completed in the summer of 2000. The developer for this project is Royal Guest of Davis.

Seventeenth and N Streets

This property is located at the southwest corner of 17th and N Streets on Block 233. The site has an area of 0.29 acre or 12,800 SF. The plans for this property are to move the art deco apartment building located at 1311 15th Street (an eight unit structure within the East End development site) to the front portion of the site and to construct eight new units on the rear portion of the property. All of the sixteen units will be rented at market rates. The estimated total square footage in the

combined structures is 18,492 SF. CADA is providing a grant from the East End mitigation funds received from the state to help cover the cost of the eight new units. The unit density is approximately 55 dwelling units per acre. In this project, the land will be leased under a long-term lease with an option to buy. The project developers will be the Seventeenth and N Street Partners. Groundbreaking took place in January 2000.

Capitol Park Homes

This development will be located close to the central core of the Capitol Area on Blocks 281 and 284. This residential project will be on a 3.45 acre or 150,282 SF site located in the two blocks between P/Q Streets and 12th/14th Streets. The plans call for the development of 64 for sale, detached townhouses ranging from 1,306 SF to 1,747 SF. The estimated total square footage of all of the units will amount to 101,497 SF. The overall unit density will be approximately 18 dwelling units per acre.

In order to accommodate this development, two existing state-owned apartment structures will be moved to different locations within the two-block area. CADA has recently assumed responsibility for the building moves and rehabilitation utilizing project funds. The four-unit building located at 1201 Q Street will be moved a little more than a block away to 1321 Q Street. Additionally, a twelve-unit structure will be moved from 1223 Q Street to 1326 P Street. These buildings will be remodeled and operated by CADA as market rate apartments as part of the total project. Ownership of these structures will remain with the DGS. Additionally, two privately owned apartment structures in the project area were purchased by the developer. These buildings are located at 1215 Q Street and 1609 13th Street. These structures will be demolished to clear the project site for construction of the new townhome units in June 2000.

This project has experienced some delay in its initial stages due to financing issues. As of December 1999, a restructured financial and contractual arrangement between CADA and the selected developer has been finalized and approved. The SHRA will also provide some public financing assistance for the project. Work is expected to commence on the development in May 2000 with completion of the project in 2002. The developer is Capitol Park Homes Partners, LLP. The sale of this property under the terms of AB 666 (Ortiz) (Ch. 262, Stats. of 1997) is pending and is expected to take place in April 2000.

The CADA Warehouse

This development project, which is in the predevelopment stage, is structured around the older brick warehouse that has been owned by the state and leased to CADA for its warehouse needs. The property is located on the north half of Block 075 between 11th/12th Streets and R/S Streets on a site containing 1.18 acres or 51,200 SF. Public financing assistance will be provided by the SHRA at the present time. Plans call for the development of 87 units on the property subject to finalization of costs and funding sources. The units will be rented or sold with 54 units at market prices, 21 units at moderate prices, and 12 units at low income prices. At the present time the unit density is projected at 74 dwelling units per acre. The estimated completion date is mid to late 2002. The developer is Regis Homes of Northern California, Inc./Holliday Development.

Additionally, CADA is involved in two other projects described in the following:

1500 Q Street

This privately owned property is located at the southeast corner of 15th and Q Streets on Block 292. The property contains an older retail store building that had residential quarters on the second floor. The structure was partially destroyed by fire several years ago. In 1997, Historic Properties, LLC was formed to act as the developer for the rehabilitation of this property. The proposed structure will have two one-bedroom units upstairs and approximately 1,200 SF of retail on the ground floor. In addition, four new loft residential units will be added on the rear part of the lot. CADA will provide a grant of \$100,000 (funded by the state from East End Complex mitigation fees) to be used toward the residential component of the project. In addition, the SHRA is providing some public financing assistance for this project.

17th Street Commons

This property, on state-owned land on Block 234 at 17th Street and O/P Streets, was originally developed in 1983 as a limited equity cooperative on a CADA leasehold, with 25 cooperative units and some commercial space. In more recent times, the cooperative has had financial, operating, and membership problems. In late 1999, the CADA Board moved to acquire the property and to manage it as part of its apartment rental portfolio. This action was completed in December 1999. The commercial space in the premises will be converted to four additional apartment units. A total of 11 units (44 percent) are affordable to low income households. This acquisition gives CADA the opportunity to rehabilitate and preserve the property, with public financing assistance by the SHRA and California Housing Finance Agency.

B. Provide annual updates of implementation of the housing development program, including reference to housing and population targets in accordance with Section 8193(K) of the Government Code.

In 1999, CADA completed 21 years of service to the state, city, and the residents of the Capitol Area neighborhoods. On September 30, 1999, CADA released its most recent year end report for Fiscal Year 1998-1999.

C. Ensure availability of affordable housing in compliance with Section 8193 of the Government Code.

CADA rents many of its apartments at market rates. The authority commissions semiannual rent reports and rents are adjusted accordingly. In the last year, occupancy rates have been relatively high and vacancy rates were down to approximately two percent at the end of 1999. In accordance with Government Code Section 8193, CADA is required to rent a minimum of 25 percent of the rental units on state-owned leased property at rents affordable to low income households. At present, CADA is making available 31 percent of its units to low income households including 119 units that are CADA subsidized and 117 units that are rented with other subsidies (Appendix C).

5. TRANSPORTATION AND PARKING

Objective

To develop strategies, patterns and systems of movement into and within the Capitol Area that will provide adequate mobility for people, that will provide adequate parking, and that will enhance the area's environment.

Principles

- Support measures that promote transit and alternative transportation modes to further regional transportation and air quality objectives, while continuing to provide adequate automobile access.
- Maintain a comprehensive transportation demand management strategy to minimize traffic contributions from new and existing development.
- Maintain single-occupancy vehicle trip reduction goals and monitor progress toward their attainment.
- Ensure that the design of new buildings and any open space and street improvements support transportation management measures and facilitate walking, bicycling, and use of transit.
- Provide adequate automobile access and parking to support office and housing development and visitor services, consistent with established standards.
- Consolidate parking in the Capitol Area into structured garages to allow for development of sites that are currently used for surface parking, consistent with their land use designations.
- Accommodate parking demand for state employees and visitors at an appropriate combination of facilities, located both within the Capitol Area and at peripheral locations.
- Maintain parking management strategies for existing and new development that promote the use of alternative transportation modes.
- Examine opportunities for joint use of transportation and parking facilities with local agencies and for regional transportation planning and demand management programs.

Status of Action Items

Transportation Systems Management Plan

A. Undertake steps to implement the Transportation Systems Management Plan.

As the East End Complex progresses toward the start of construction in early 2000, work is also expected to begin on development of the Transportation System Management Plan (TSMP), as identified in Appendix C of the Draft Environmental Impact Report for the 1997 Capitol Area Plan. The goal of the TSMP will be to reduce single occupant vehicle usage. The measures in the TSMP are chosen in order to meet the state's state employee commute goal of two occupants per vehicle. Although the TSMP is in the early stages of formulation, it is expected that most or all of the following features will be used to reduce the number of commute or midday trips in the Capitol Plan Area:

- On-site ATM's
- On-site retail
- On-site child care
- On-site food service
- On-site transit pass sales, with subsidies
- Other food sales and retail within walking distance
- Electric vehicle charging stations
- Shower and locker facilities
- Class 1 bicycle parking
- Transit oriented design of improvements
- Maximum transit access
- State operated shuttles
- Vanpool subsidies
- Opportunities for telecommuting
- Guaranteed ride home program
- Transportation coordinator

Once the TSMP is in place, it can continue to be used as further development takes place in the Capitol Area. However, it is expected that this will be a flexible plan that can be adjusted to fit changing transportation conditions as they occur.

B. Review commute mode patterns for state employees, referring to items identified in the TSMP Program.

After the TSMP is in place, it will be necessary to periodically monitor and review state employee commute patterns and modes. This review will be related to patterns and events that take place in the Capitol Area, the downtown Sacramento Core Area, and the Sacramento Metropolitan Area including downtown development and the extension of the light rail system. The responsibility for monitoring this growth will vest in the DGS as Transportation Coordinator for the Capitol Area. It is expected that an employee commute survey will be conducted approximately every five years once the TSMP is active.

C. Upon completion of two full years of implementation of the TSMP Program, ascertain if targeted programs are needed for specific development projects or agencies in the Capitol Area.

This review is expected to occur within the identified timeframe.

Parking

D. Maintain the parking standards for new state office buildings as identified in the 1997 Capitol Area Plan Implementation Program.

The Capitol Area Plan has established reasonable parking standards for office developments that range from 1.10 to 1.35 parking spaces for each 1,000 SF of gross office area. Parking planned for the East End Complex includes:

Blocks 171 –174 – approximately 1,400 spaces

Block 225 – underground parking with 181 spaces

Total – approximately 1,580 spaces.

In addition, the parking garage on Block 224, which has just been completed, contains 753 spaces. It should be noted that when the parking standards were established for the 1997 Capitol Area Plan, a 50 percent replacement assumption was established for displaced surface parking

on the sites that were identified for office development. Government Code Section 8169.5 mandates 100 percent replacement for the surface parking. This factor will require that the DGS examine other alternatives to meet any unmet state employee parking demand from the East End Complex, including the use of additional peripheral parking. Initial discussions have been held with the Department of Transportation to identify opportunities to expand the peripheral parking on airspace under the W/X Freeway.

E. Ensure a coordinated program for parking facility construction, ensuring that parking standards are maintained during the course of implementation of the Capitol Area Plan development program.

As directed by SB 1270 (Johnston) (Ch. 761, Stats. of 1997), the parking garage on Block 224 was completed before the beginning of construction of the East End Complex. Parking associated with the project on Blocks 171 –174 and 225 will be completed at the time of occupancy of the state office buildings.

F. Explore opportunities to expand use of Department of General Services parking facilities by visitors in evenings and on weekends.

The Capitol Area Committee and the Technical Advisory Committee have endorsed the concept of using state parking facilities during non-working hours. In addition, a Memorandum of Understanding, dated December 11, 1998, between the DGS and the City of Sacramento provides that the DGS will work with the city on the logistics of shared use, during the evening hours, of the parking facilities on Blocks 171-174 of the East End Complex. A Joint Use Task Force has been established to pursue this and other joint use issues for the East End Complex. This effort is discussed in greater detail later in this report.

Bicycle Circulation

- G. Use the state's bicycle route planning map as identified in the 1997 Capitol Area Plan Implementation Program, to be implemented at opportune times of street repair and construction.**

The City of Sacramento presently has an extensive bicycle route system in place in the midtown, downtown, and the Old Town Sacramento areas. As development occurs in the Capitol Area, safe bicycle routing will be phased to coincide with street repair and development that is required for the Plan's office and infrastructure expansion. It is expected that bicycle routing in the Capitol Area will tie in with future plans for Capitol Park that will be developed as part of the Capitol Park Master Plan. In addition, bikeways in the Capitol Area will help to establish a closer relationship with surrounding neighborhoods.

- H. Explore the feasibility of establishing shared bicycle parking and shower hubs in parts of the Capitol Area to serve existing as well as new buildings.**

Bicycle parking and available shower and dressing facilities are planned for the new office development in the East End Complex. Currently, 133 bicycle parking spaces are shown in the plans for the East End (103 spaces on Block 173 and 30 spaces on Block 225). Also, 15 men's and 15 women's shower/locker rooms will be built in the complex. It is expected that the DGS will continue to provide this feature in all new office developments and, as appropriate, in the future remodeling and rehabilitation of existing office buildings in the Capitol Area.

6. OPEN SPACE AND PUBLIC AMENITIES

Objective

To develop within the Capitol Area a network of attractive and convenient open spaces and access routes in order to improve the environment for workers, residents and visitors, and to encourage a favorable response to alternatives for moving within and using the resources of the Capitol Area.

Principles

- Protect the historic value and role of the Capitol Park as an arboretum and a public gathering space.
- Incorporate open space features into new office facilities and housing developments.
- Use the opportunity provided by development of the Capitol Area's east end to create an eastern entrance to Capitol Park and the Capitol Area.
- Ensure a streetscape that enhances the Capitol Area's identity and sense of place, is responsive to the needs of pedestrians and the requirements of adjacent activities, and orients visitors to destinations and services within the Capitol Area.
- Promote safety and security in open spaces and public areas, such as streets, for residents, employees and visitors, through design guidelines and planning and operations processes.

Status of Action Items

A. Improve the Capitol Area's open space system in accordance with the implementation program described in the 1997 Capitol Area Plan Implementation Program.

Opportunities to enhance the Capitol Area's open space amenities will accompany the development of the new East End Complex. Current plans call for a revision of Capitol Avenue between 15th and 17th Streets to present a parkway setting that will be designed to blend in and act as a thematic continuation of Capitol Park. Through the use of building setbacks and street widening, together with appropriate landscaping, it will be possible to visually connect the new office complex/site to the Park. In addition, there are provisions to use building setbacks and appropriate landscaping, trees, and other street improvements and furniture to take advantage of open space opportunities throughout the East End Complex.

Also, the DGS is moving forward with the development of a Capitol Park Master Plan. This two-year effort will result in the development and adoption of a plan to guide future land use and maintenance decisions for Capitol Park. The scope includes the entire Capitol Park (as recognized in statute), extending from 9th Street on the west to 15th Street on the east. In October 1999, the DGS announced that the San Francisco landscape architectural firm of Royston, Hanamoto, Alley and Abbey had been chosen to develop the master plan for the Park. Work is expected to begin in early 2000.

B. Develop a comprehensive signage program for the Capitol Area prior to commencement of street improvement activities.

It is expected that the development of the streetscapes in the East End will offer an opportunity for the DGS to work with CADA, the City of Sacramento, and other local entities on developing a coordinated signage program to serve the needs of a wide variety of visitors and to guide them to agency locations, historic focal points, and other points of interest in the Plan area. The program will also call attention to important streets, bikeways, transit stops, parking facilities, and other points of interest in the Capitol Area.

C. Develop streetscape improvement plans for priority streets, consistent with the open space and amenities implementation program, in the context of new development activities.

The DGS will be working with the City of Sacramento and utility and service providers to initiate changes in the streetscapes surrounding and within the East End Complex, especially for Capitol Avenue as it extends through the East End Complex from 15th to 17th Streets. Here the emphasis will be upon increasing the significance of Capitol Avenue as an adjunct to Capitol Park itself. Additionally, there will be opportunities to bring the other streets fronting the development into an integrated layout of landscaping, tree planting, open space, and sidewalk amenities that will be attractive to pedestrians. At the same time the streets will continue to maintain their functionality as traffic thoroughfares. Similar considerations will be given by CADA during the development of residential and commercial projects.

7. DEVELOPMENT OF THE COMMUNITY

Objective

To stimulate the development of a community within the Capitol Area which is attractive and comfortable to work in, live in, and visit, which is integrated into the fabric of the rest of the City of Sacramento, and which is physically and economically viable over the long term.

Principles

- Provide commercial and service facilities to meet the needs of residents, employees, and visitors in the Capitol Area.
- Incorporate ground floor commercial into new state office and parking facilities and housing developments as feasible and appropriate, consistent with principles and land use designations, market demand, and other development considerations.
- Develop concentrations of commercial, social, and recreational activities for Capitol Area residents and employees.
- Link the Capitol Area physically and functionally to surrounding commercial and residential neighborhoods.

Status of Action Items

A. Use the Capitol Area Plan development program as the framework for decisions relating to the amount and type of new commercial activities in the Capitol Area.

The 1997 Capitol Area Plan references an estimated need for approximately 90,000 additional square feet of retail and commercial space as the Plan is built out to its maximum office and residential capacity. In terms of space distribution, the Plan identifies eight sites designated to accommodate additional commercial space. These areas include:

- Three sites that are designated for future residential development (Blocks 075, 172, 231-234).
- Four sites that are designated for office development (Blocks 171-174, 204, 225, 275).
- One site that is designated for parking development (the newly completed garage in Block 224).

B. Locate space for commercial and services in office, parking, and residential development projects.

The development of the East End Complex will provide approximately 25,700 SF of commercial space, about 28 percent of the estimated total commercial space needs identified by the Capitol Area Plan. Approximately 12,300 SF will be located on Blocks 173 and 174, an additional 6,900 SF will be located on Block 225, and another 6,500 SF is located in the newly completed parking garage on Block 224. This latter space is presently occupied by CADA's administrative offices as of early February 2000.

In addition, CADA currently has one residential project in the Capitol Area that includes ground floor commercial space. This project is as follows:

- Fremont Building, Block 234, northeast corner of 16th and P Streets will contain 69 living units along with approximately 10,000 SF of ground floor commercial. This development is presently under construction and is expected to be completed 2001.

The amount of commercial-retail that is completed, under construction, or in the immediate planning stage in office, residential, and a parking garage amounts to 35,700 SF. This is approximately 40 percent of the total projected area of 90,000 SF for the Capitol Area. The absorption of this space will be closely monitored to assess future absorption and planning for commercial-retail space in the Plan area.

A child care facility, an additional service provider, is being developed in the office building to be located on Block 225 as part of the East End Complex. In conformance with Government Code Section 4560, ground floor child care space amounting to approximately 7,171 SF of floor area, together with 7,500 SF of outdoor area is to be located on the O Street side of the building.

C. Provide a variety of types of space, as appropriate for neighborhood retail, eating establishments, non-retail support commercial, and community services, consistent with the community development program.

Within the context of the Capitol Area Plan documents, the DGS and CADA have an established program for coordinating the location of commercial and retail space in the Capitol Area, creating a link between the Capitol Area and the surrounding commercial and residential neighborhoods. In this regard, every effort is being made to provide a variety of opportunities to locate space for commercial, retail, eating establishments, and service uses in strategic locations within the Capitol Area. For state-owned buildings, these efforts will be consistent with applicable legal requirements, including the Business Enterprise Program.

8. ENERGY CONSERVATION

Objective

To ensure that the evolution and the development of the Capitol Area accomplishes an increase in the intelligent and efficient use of energy resources within the scope of state operations in metropolitan Sacramento.

Principles

- Ensure that new office, residential and commercial buildings meet applicable energy conservation building codes.
- Retrofit existing buildings to increase energy efficiency where appropriate and feasible, consistent with applicable laws and regulations.
- Maintain and promote energy efficiency in the management of state-owned facilities, including energy-efficient infrastructure to support those facilities.

Status of Action Items

A. Comply with energy-conserving new and state historic building codes and operational procedures.

The DGS has been consistent in promoting the development, financing, and construction of energy efficient projects in the Capitol Area. Since 1994, these projects include upgrades to the central heating and cooling plant and new energy management systems for the 24 state buildings connected to the central plant. In addition, energy efficient lighting improvements have been completed in 15 downtown state-owned buildings.

Within the early planning stages of the East End Complex, there has been a considerable emphasis placed upon the development of a “green” office complex. In its report of March 1999, concerning the East End Complex, the Joint Rules Committee of the Legislature stressed the need for energy efficiency and sustainability in the development of the buildings in the project. Consequently, at the behest of the Joint Rules Committee, the DGS has continued to seek the review and advice of the California Energy Commission, the California Integrated Waste Management Board, the Air Resources Board, the Department of Health Services, and the Sacramento Municipal Utility District (SMUD).

As a result of the consultations between the DGS and these agencies, and through the efforts of the DGS staff, the design of the East End facilities has been modified to perform 30 percent better than the requirements of current energy efficiency standards (Title 24, Part 6). Based upon assumptions required for Title 24 modeling, this represents a predicted annual savings of approximately \$372,000.

An energy saving element has also been incorporated into the construction of the new state garage on Block 224 with the installation of photovoltaic panels on the exposed top floor of the building. This system has a capacity of 20 kw, which equates to approximately 37,000 kw/hrs per year. All power produced will feed back into the electrical grid and reduces the rate paid by the state for electric power in the garage.

CADA has also incorporated energy conservation components in the development of residential and mixed-use (residential/commercial) projects. As an example, in 1997, CADA completed the rehabilitation of the state-owned Metropo Building, located at 1331 O Street. This is a mixed-use, three-story building that includes eight apartment units with three commercial retail spaces on the

ground floor. This rehabilitation project featured photovoltaic glass awnings and panels that were supplied by SMUD. The awnings and additional panels on the roof of the building use solar power to generate electricity, which is transmitted to the SMUD system for use in the Sacramento power grid.

B. Promote curbside recycling, tree planting, and other area-wide energy conservation programs.

As noted before, CADA has ongoing energy policies for use in existing and newly developed residential and commercial properties in the Capitol Area. Additionally, CADA has established an ongoing working relationship with the City of Sacramento to install street trees within the Capitol Area, to promote curbside recycling for residential properties, and to develop other plans for energy conservation over the long term. These efforts will dovetail with those of the DGS in terms of its efforts to promote energy conservation in office and parking developments.

C. Explore the feasibility of using electric shuttle vehicles.

The DGS Office of Fleet Administration (OFA) staff has considered the use of electric shuttle vehicles for the shuttle network between the Capitol Area and the peripheral parking lots located beneath the W/X Freeway. However, there is still a large initial cost factor that would be involved. This is especially true for the larger bus type vehicles that would be used to reach remote parking areas. At the present time three clean diesel and two ultra clean natural gas buses are being used for parking shuttle service in and out of the Capitol Area.

The OFA has been working steadily to upgrade and enlarge the fleet of alternate fuel passenger cars and light trucks assigned out of the Sacramento State Garage, including 25 electric, 50 clean natural gas, and 150 methanol powered vehicles. Within the next two years, the OFA expects to add an additional 100 electric autos and light trucks to the fleet for short-range use around the Sacramento area. It is estimated that there are at least 200 electrical charging facilities around the Sacramento area to service these vehicles.

D. Consider energy efficiency as a criteria in the selection of streetlights and other street furniture and infrastructure.

The development of the East End Complex will offer an opportunity to incorporate energy saving elements in streetscapes, including advanced infrastructure and equipment for street lighting, landscaping, and curbside amenities that will be less expensive (energy consuming) to operate and maintain. At the same time, streetscape safety and comfort will be enhanced.

CADA will be working with developers of residential and residential/commercial projects to provide similar energy efficient streetscapes and street amenities. Here again, the need will be to provide a safe, comfortable, and attractive street presentation that will encourage local residents, employees, and visitors to make use of the commercial facilities at times other than employment or working hours.

9. STATE'S RELATION TO LOCAL GOVERNMENT

Objective

To ensure the integration of planning and development efforts in the Capitol Area with the activities of all appropriate local governmental agencies.

Principles

- Coordinate the state's Capitol Area planning and development efforts with local and regional agencies to ensure integration of the Capitol Area with the surrounding area.
- Work with local governments to ensure compatibility of land uses and building intensities between state-owned and privately-owned sites in and adjacent to the Capitol Area.
- Coordinate infrastructure improvements with the City of Sacramento and relevant agencies to ensure adequate services to support planned development.

Status of Action Items

A. Use the Technical Advisory Committee as a mechanism to address land use, urban design, and infrastructure provision issues, and to encourage adoption and incorporation of Capitol Area Plan provisions in local plans and implementation documents.

The DGS chairs the Technical Advisory Committee. Other entities represented on the committee include CADA, various branches of the DGS, the Legislature, other state agencies, agencies of the City of Sacramento, the City of West Sacramento, and regional planning agencies such as the Sacramento Regional Transit District and the Sacramento Metropolitan Air Quality Management District. In addition, other business and neighborhood associations including the Sacramento Downtown Partnership and the Capitol Area homeowners associations have representation on the Technical Advisory Committee.

This committee advises the Capitol Area Committee on technical issues pertaining to Capitol Area Plan activities. Additionally, through this committee, an ongoing process has been created to provide a broad two-way communications channel between the agencies on plans, projects, and activities of mutual interest. The Technical Advisory Committee will continue to be used to provide a close relationship between all interested agencies and groups to ensure a Capitol Area Plan that is representative of the needs and expectations of the state and the surrounding community.

B. Inform affected local government agencies of short- and long-term development plans in the Capitol Area.

The Capitol Area Committee and the Technical Advisory Committee were created to provide effective communication between local government agencies and the state entities that are responsible for the implementation of the Capitol Area Plan. These committees generally meet monthly and receive public input from agencies and concerned groups or individuals regarding all aspects of the Plan implementation.

C. Participate in local government planning efforts that affect state interests in downtown Sacramento.

The DGS will continue to participate in local planning efforts, especially those addressing downtown planning and development projects and issues that may impact the Capitol Area. The state has participated in several local government committees and task forces, which include the Downtown Sacramento Partnership, the 2005 Downtown Sacramento Development Strategy Technical Advisory Committee, the Thursday Night Market Committee, the Downtown Partnership Parking Committee, and the Broadway Corridor Task Force. These special committees and workshops provide the state with information on planning activities in neighboring areas, while strengthening relationships between the state, city, neighborhood groups, and other downtown entities.

The Joint Use Task Force Committee formed in June 1999 for the East End Complex represents a current example of the efforts being made to foster cooperation between the state, local government, and the community. This committee has been established to develop a strategy for the activation of the East End Complex and includes representatives from the following agencies:

- City of Sacramento
 - Downtown and Regional Enterprise Department
 - City of Sacramento Parking
 - Sacramento Convention Center
- Downtown Sacramento Partnership
- Capitol Area Committee
- Capitol Area Development Authority
- Department of General Services, Real Estate Services Division

The scope and representation of the working committee are further expanded through the establishment of six subgroups including:

- Office and Building Space
- Parking and Transportation
- Business Enterprise Program Coordination
- Management Structure
- Retail and Plaza Operations
- The Community

The first priority of each task force is to identify any obstacles that would require legislative action to ensure the use of the East End Complex and the management of the facilities designed for sharing in a way that effectively contributes to the community. The Task Force Committee will develop findings and recommendations for the activation of the East End Complex and management of joint use facilities in the best way possible.

10. ADMINISTRATION AND IMPLEMENTATION

Objective

To ensure the effective implementation of the plan, by providing effective development mechanisms, by maintaining communications and coordination with all agencies and constituencies and by updating the plan as needed.

Principles

- Maintain Department of General Services responsibility for updating and implementing the Capitol Area Plan.
- Continue to utilize the Capitol Area Committee and the Technical Advisory Committee as advisory bodies to the Director of the Department of General Services.
- Continue to support housing and commercial development on state-owned land and management of existing state-owned residential and commercial buildings by CADA.
- Monitor Capitol Area Plan implementation on an on-going basis.

Status of Action Items

- A. Evaluate progress on Capitol Area Plan implementation on an annual basis, with particular focus on actions identified as priorities for the year.**

This Progress Report is designed to meet the requirements of Government Code Section 8164, which requires the DGS to present an annual analysis and reporting to the Legislature on the implementation of the Capitol Area Plan.

- B. Review the Capitol Area Plan Implementation Program periodically as necessary; update the program and add or remove implementation actions as appropriate.**

The 1997 Capitol Area Plan was developed to be a flexible document that could adjust to current conditions and changes in future needs. As appropriate, the Plan will be updated to ensure the viability of the action items. Since the Plan is only two years old, many of the action items have just reached a level of implementation, with others to follow. There is no need at this time to update the Capitol Area Plan.

- C. Identify priority actions for implementation over the upcoming one- and five-year periods on an annual basis.**

Priority actions identified in the Capitol Area Plan Implementation Program continue to be valid.

APPENDICES

Appendix A – Capitol Area Committee and Technical Advisory Committee

Appendix B – Capitol Area Development Authority (CADA)

Appendix C – CADA Managed Residential and Commercial Properties

Appendix D – New CADA Housing Developed Since 1978

Appendix E – CADA Projects to be Completed 2000 - 2005

Appendix F – CADA Projects to be Completed 2006 - 2010

APPENDIX A

CAPITOL AREA COMMITTEE AND TECHNICAL ADVISORY COMMITTEE January 2000

CAPITOL AREA COMMITTEE

MEMBERS

Mike Courtney, Acting Deputy Director
Albert M. Dreyfuss
Keith Felte
Muriel P. Johnson, County Supervisor
John A. Lambeth, Chair
The Honorable Deborah Ortiz
Jeff Randle
Carolyn G. Reid
The Honorable Darrell Steinberg

APPOINTING POWER

Department of General Services Director
Assembly Speaker's Office
Senate Rules Committee
Governor's Office/County
Governor's Office/City
Senate Rules Committee
Governor's Office
Governor's Office
Assembly Speaker's Office

TECHNICAL ADVISORY COMMITTEE

STATE

Department of General Services
Real Estate Services Division
Office of Fleet Administration
California Highway Patrol Enforcement Division
Senate Budget & Fiscal Review Committee
Department of Transportation

LOCAL

Capitol Area Development Authority
Capitol Area Homeowners
City of Sacramento, Division of Parking
City of Sacramento, Department of Neighborhoods,
Planning, and Development
City of West Sacramento, Redevelopment Agency
Downtown Neighborhood Association
Sacramento Metropolitan Air Quality Management District
Sacramento Regional Transit District

CAPITOL AREA COMMITTEE

AUTHORITY:

The Committee was formed in 1977 to advise the Director of the Department of General Services (DGS) about issues affecting the Capitol Area Plan per Government Code Sections 8164.1 – 8164.3.

MEMBERSHIP:

The Committee consists of nine members appointed as follows:

- A. Four members are appointed by the Governor of which at least one is appointed from a list of three candidates submitted by the City of Sacramento, and at least one is appointed from a list of three candidates submitted by the County of Sacramento (four year terms).
- B. Two members are appointed by the Speaker of the Assembly (one of whom may be a member of the Assembly), and two members are appointed by the Senate Rules Committee (one of whom may be a member of the Senate) (four-year terms).
- C. One member is appointed by the Director of the DGS (term is at the pleasure of the Director).

The Chairperson is elected by the Committee Members.

MEETINGS:

Meetings are open to the public and are held on the first Thursday of every month at 2:00 p.m. (established by Committee). Meetings are held at least quarterly or upon call of the Chairperson or written request of any three members (Government Code 8164.2). Meetings are normally held at the Department of General Services, Real Estate Services Division, 1102 Q Street, Fifth Floor, Large Conference Room, Sacramento, California. Members are always notified of meeting changes and cancellations.

ORGANIZATIONAL FUNCTIONS AND RESPONSIBILITIES:

The Capitol Area Plan was established for the orderly development of the state's facilities in the metropolitan area of Sacramento. It serves as the master plan for development of state-owned land within the Capitol Area. The DGS is assigned responsibility for carrying out development within the Plan Area in accordance with the Capitol Area Plan. The DGS must report annually (Government Code 8164) to the Legislature on its actions.

It is the purpose of the Committee to independently review the reports of the DGS to the Legislature and to counsel and advise the DGS in the carrying out of its responsibilities related to the Capitol Area Plan. The Committee may submit separate comments on the DGS' reports on the Capitol Area Plan to the Legislature. The Committee involves a broad cross section of interested citizens in the form of an advisory body. The advisory body serves without compensation.

Within the DGS, the main point of contact for the Committee is the Real Estate Services Division, Asset Planning and Enhancement Branch.

CONTACT PERSON:

Staff contact is Anne Garbeff, Senior Planner, Real Estate Services Division, Asset Planning and Enhancement Branch, 1102 Q Street, Suite 6000, Sacramento, CA 95814. Her telephone number is (916) 324-8432; her fax number is (916) 322-7238.

TECHNICAL ADVISORY COMMITTEE

AUTHORITY:

The Committee was formed in 1977 to provide technical comments to the Capitol Area Committee. Government Codes 8164.1 – 8164.3 established the Capitol Area Committee and provided that an advisory body to the Committee could be created.

MEMBERSHIP:

Membership is determined by the Department of General Services (DGS), Real Estate Services Division. Members are representatives of a cross section of planning, transportation, business, neighborhood, development, local, regional, and state agencies and associations who provide technical analyses and comments for the consideration of the Capitol Area Committee. In turn, the Capitol Area Committee advises the Director of the DGS about issues affecting the Capitol Area Plan. Member agencies and associations include:

Department of General Services
Capitol Area Development Authority
Senate Budget and Fiscal Review Committee
Department of Transportation
California Highway Patrol, Enforcement Division
Sacramento Metropolitan Air Quality Management District
Sacramento Regional Transit District

Sacramento Housing and Redevelopment Agency
City of Sacramento, Downtown Enterprise Department
City of Sacramento, Planning and Development
City of West Sacramento, Redevelopment Agency
Sacramento Downtown Partnership
Capitol Area Homeowners Association
Downtown Neighborhood Association

MEETINGS:

Meetings are open to the public and are held on the second Friday of every month at 8:30 a.m. at the Department of General Services, Real Estate Services Division, 1102 Q Street, Sixth Floor, Large Conference Room, Sacramento, California.

ORGANIZATIONAL FUNCTIONS AND RESPONSIBILITIES:

The Committee examines proposals and issues that may have an impact on the planning area governed by the Capitol Area Plan (Government Code 8160.1). Through the Chairman of the Committee, comments, analyses, and recommendations on technical planning matters and issues of the community are reported to the Capitol Area Committee.

CONTACT PERSON:

John Brooks is the Committee Chairman and is also the Chief of the Real Estate Services Division, Asset Planning and Enhancement Branch, 1102 Q Street, Suite 6000, Sacramento, CA 95814. His telephone number is (916) 323-6565.

Staff contact is Anne Garbeff, Senior Planner, Real Estate Services Division, Asset Planning and Enhancement Branch, 1102 Q Street, Suite 6000, Sacramento, CA 95814. Her telephone number is (916) 324-8432; her fax number is (916) 322-7238.

APPENDIX B

CAPITOL AREA DEVELOPMENT AUTHORITY (CADA) BOARD OF DIRECTORS January 2000

Board of Directors

MEMBERS

John H. Hodgson, II, Chair

Marc Brown, Vice-Chair

Page Robbins

Elmo A. Slider

Weyland Fat

APPOINTING POWER

State of California

City of Sacramento

CADA Board of Directors

City of Sacramento

State of California

Executive Director Ronald L. Alvarado

Board Secretary Sharon M. Nesbit

APPENDIX C

CADA MANAGED RESIDENTIAL PROPERTIES SUMMARY REPORT (DEC. 1999)

ADDRESS	PROPERTY NAME	MARKET RATE	CADA SUBSIDIES	OTHER SUBSIDIES	TOTAL UNITS
1517 12 th Street		6	2	1	9
1521 12 th Street		2	2		4
1506 13 th Street	McCafferty Manor	18	1	4	23
1512 13 th Street		6		1	7
1428 14 th Street	Metro Building	6		2	8
1311 15 th Street (3)					
1317 15 th Street	Lombard	12			12
1325 15 th Street	Park Mansion	34	5	3	42
1421 15 th Street	Biele Place			35	35
1500 15 th Street	Auslender	21	4		25
1501 15 th Street	Dauger Manor	19	2	1	22
1510 15 th Street	The Victorian	3			3
1514 15 th Street	The Victorian	2			2
1412 ½ 16 th Street		4			4
1601 16 th Street	Elmwood	21			21
1511 Capitol Avenue (3)					
1525 Capitol Avenue (3)					
1400-04 O Street(*)	Greentree Commons	17			17
1316 N Street	Le Chateau	11			11
1320 N Street	Senator Manor	24	4	2	30
1400 N Street (*)	Dean Apartments	11			11
1500 N Street	Brannan Court	32	6	2	40
1517 N Street	Capitol Gardens	10	3	1	14
1522 N Street	Judith Manor	21	5	4	30
1616 N Street	Grantwood Manor	16	3	1	20
1622 N Street	Shelly Arms	18	6	6	30
1228 O Street	Gibson Arms	10	7	3	20
1316 O Street		9	2		11
1317 O Street	The Valencia	12	3	1	16
1327 O Street	Capri	4	4	4	12

ADDRESS	PROPERTY NAME	MARKET RATE	CADA SUBSIDIES	OTHER SUBSIDIES	TOTAL UNITS
1330 O Street		2			2
1414 O Street	Moore Manor	10	4		14
1420 O Street	The Statesman	16	5	6	27
1506 O Street	Johnston House		6		6
1510 O Street	Don Carlos Apts.	2	8		10
1515 O Street	Morgenson Manor	13	7		20
1625 O Street		16	3	1	20
1201 P Street	Del Capri	3	2	3	8
1209 P Street (*)	Wing Manor 8	5	5	1	11
1214 P Street		4	1		5
1215 P Street	Gibbs Arms	10		2	12
1216-18 P Street		2			2
1220 P Street	Deus	8	1	2	11
1330 P Street	Palm Mansion	4			4
1331 P Street (2)					
1615 P Street	Patio Apartments	6		2	8
1617 P Street	Patio Apartments	8	2	2	12
1623 P Street	Lanai Apartments	6	5	1	12
1201 Q Street (2)		4			4
1223 Q Street (2)		12			12
1321-23 Q Street	Culjis Duplex	2			2
1619 Q Street	Rooming House	16			16
1001-35 Q Street(*)	Somerset Parkside			26	26
1614-40 O Street	17 th Street Commons	14	11		25
TOTALS		512	119	117	748

NOTE 1: Of the 236 units that have their rent set as a percentage of the tenant's income, 33 of the units are not used to meet the requirement that 25 percent of the residential units located on property initially transferred to CADA be affordable to low income households. This is because the properties with an asterisk (Greentree, 1400 N Street, 1209 P Street and 1001-1035 Q Street) were not included in the properties transferred by the DGS to CADA prior to July 1979 and thus are not covered by Government Code 8193 requiring the affordable rents.

NOTE 2: Three structures were removed from CADA's inventory in FY 1998-99. In fall 1998, 1331 P Street (14 units) was demolished for the construction of new state garage. In spring 1999, 1201 Q Street and 1223 Q Street were vacated pending their relocation and rehabilitation and are included above pending their move to 1321 Q Street and 1326 P Street, respectively.

NOTE 3: 1311 15th Street (8 units) to be relocated and 1511 Capitol Avenue (21 units) and 1525 Capitol Avenue (8 units) to be demolished in early 2000 as a result of the East End Office Complex.

APPENDIX C

CADA MANAGED COMMERCIAL/RETAIL PROPERTIES, SUMMARY REPORT (December 1999)

ADDRESS	BUSINESS NAME	TYPE OF BUSINESS
1601 10 th Street	Yummy Choice	Restaurant
1607 10 th Street	Bagful of Bagels	Bakery
1603 10 th Street	OB2000	Restaurant
1623 10 th Street	Goodyear	Cleaners
1625 10 th Street	Goodyear	Shoe Repair
1426 14 th Street	Capitol Park Salon	Beauty Shop
1501 14 th Street	Virga's	Restaurant
1317 15 th Street	Lombardo	Consultant
1219 16 th Street (*)	Casillas	Cigar Maker
1221 16 th Street (*)	Casillas	Cigar Maker
1223 16 th Street (*)	Sacramento Police Department	Community Center
1401 and 1409 16 th Street	Enterprise	Car Leasing
1412 16 th Street	Golden Gate	Cleaners
1416 16 th Street	Patrick Media Group	Sign Company
1413-15 16 th Street	Simon's	Restaurant
1414 16 th Street	Luna's	Restaurant
1419 16 th Street	Mercury Cleaners	Cleaners
1421 16 th Street	Lowey/Ball	Consultant
1422 16 th Street	Midtown	Auto Repair
1510 16 th Street	Antique Legacy	Antique Dealer
1512 16 th Street	Antique Legacy	Antique Dealer
1520 16 th Street, #B	ACIS	Travel Agent
1520 16 th Street, #D	ACIS	Travel Agent
1530 16 th Street - A	Cup a Joe	Coffee Shop
1530 16 th Street - C	Paul Boylan	Law Office
1212-14 17 th Street (*)	Francis House	Downtown Food Closet
1601 Capitol Avenue (*)	Camellia Café	Restaurant
1612 L Street (*)	Torch Club	Bar
1616 L Street (*)	Dura Built	Transmission
1630 L Street (*)	Lutheran Services	Clothing Store
1614 N Street	Hand-in-Hand	Day Care
730 O Street	Capital Athletic Club	Parking
1322 O Street	Virga's Catering	Caterers
1329 O Street	Rosey's	Cleaners
1330 O Street	Sam's	General Store
1331 O Street	Vallejo's	Restaurant
1036 P Street	Le Croissant	Bakery/Food
1209 P Street	Forever Young	Day Care
1212 P Street	RMB Enterprises	Computer Billing Services
1108 R Street	CSEA	Storage
14 th /15 th /P/O Street	Ron Mandella Gardens	Community Garden

(*) Displaced by East End Office Complex as of January 2000

APPENDIX D

NEW CADA HOUSING DEVELOPED SINCE 1978

PROJECT	SITE	SITE S.F.	ACRES	NO. OF UNITS	D.U./ ACRE*	COMP
Somerset Parkside 1001-35 Q Street	RS-2	108,800	2.50	Mkt 75 Low 26	40	1984
Saratoga Townhomes 900 Q Street	4B	51,200	1.17	Mkt 36	31	1983
Stanford Park 1515-23 P Street	15B/19C	76,800	1.76	Mkt 50	28	1986
Palm Mansion 1330 P Street	7C	3,200	.07	Mkt 4	57	1985
Delta Victorians 1616-26 14 th Street	7D	6,400	.15	Mkt 8	53	1984
Wiese Townhomes 1612 14 th Street	7D	3,200	.07	Mkt 3	43	1993
Admail Express 1501-12 14 th Street	16A	4,800	.11	Mkt 4 Low 3	63	1984
Greentree Commons 1400-04 O Street	15A	25,600	.59	Mkt 17	29	1988
Brannan Court 1500 N Street	6A	25,600	.59	Mkt 32 Low 8	68	1988
Biele Place 1421 15 th Street	6B	22,400	.51	Low 35	69	1984
17 th Street Commons 1506-24 17 th Street	5	48,080	1.10	Mkt 20 Low 5	23	1984
Wiese 17 th /O Streets 1631 O Street	8B	6,400	.15	Mkt 3	20	1988
Rooming House 1619 Q Street	9A	6,400	.15	Mkt 16	107	1982
Elmwood 1601 16 th Street		19,200	.44	Mkt 21	48	1981
Capital Terrace 1615 O Street	8C	25,600	.59	Low 60	103	1994
Governors Terrace 1519 14 th Street	15C	48,500	1.11	Mkt 44	40	1997
TOTAL		482,180	11.06	Mkt 333 Low 137 Total 470	43 DU/Acre	

* D.U./Acre – Dwelling Units per Acre

APPENDIX E

CAPITOL AREA DEVELOPMENT AUTHORITY PROJECTS TO BE COMPLETED 2000-2005 (AS OF DECEMBER 31, 1999)

PROJECT	SITE NO.	BLOCK NO.	BLDG. SQ. FT.	ACRES	NO. OF UNITS	DENSITY RANGE*	EST. COMP
Fremont Apts (1) 16 th and P Sts	5A	234	98,996	.89	Mod 60 Low 9	High (77 DUA)	2001
Capitol Park Inn (1)	N/A	231	9,600	.22	38 unit hotel	High (173 DUA)	2000
1500 Q Street	N/A	292	6,400	.15	Mod 4 Low 2	Medium (40 DUA)	2000
17 th and N Streets	8E	233	18,492	.29	Mkt 16	Medium (55 DUA)	2001
17 th Street Commons 1614-40 O Street	5	234	3,600		Mkt 3 Low 1		2000
1321 Q Street (moved from 1201 Q St)			2,270		Mkt 4		2000
1326 P Street (moved from 1223 Q St)			6,581		Mkt 12		2000
Capital Park Homes 12 th /14 th , P/Q Streets	18A/7A	281/284	101,497	3.45	Mod 64	Low (18 DUA)	2001
CADA Warehouse 1108 R Street	N/A	075	110,052	1.18	Mkt 54 Mod 21 Low 12	High (74 DUA)	2002
1610 17 th Street	9B	293 Parcel 11	Undeter- mined	.04	2	Medium (50 DUA)	2002
1606 15 th Street	13	286	Undeter- mined	1.90	40-50	Low (21-26 DUA)	2002
1520-1530 O Street 16 th and O Streets (SW corner)	19C	232	Undeter- mined	.72	50-70	High (69-97)	2004
16 th and O Streets (NW corner)	6	231	Undeter- mind	.58	20	Medium (34 DUA)	2005
1531 N Street (16 th and N Streets	12B	172	Undeter- mind	.70	50-75	High (71-107DUA)	2005
Units To Be Constructed					Mkt. 89 Mod 149 Low 24 Hotel 38 Undet. 162-217 Total 462-517		
Units To Be Removed (East End Project) (2)					(51)		
Units To Be Removed (CADA) (3)					(16)		
Net Units				10.12	395-450	(39-45 D.U./A)	

* Based on D.U./ACRE – Dwelling Units Per Acre

Notes:

- (1) Under construction as of 9/17/99.
- (2) Includes 21 units at 1511 Capitol Avenue, 8 units at 1525 Capitol Avenue, 14 units at 1331 P Street and 8 units at 1311 15th Street to be removed for the East End Complex.
- (3) Includes the 16 units at 1201 and 1223 Q Street being removed and relocated.

General Notes:

- (1) The above residential developments may include complimentary mixed-use on the site.
- (2) Development of these units will require the demolition of existing buildings.
- (3) Assumptions may vary depending on market demand/conditions.

APPENDIX F

CAPITOL AREA DEVELOPMENT AUTHORITY PROJECTS TO BE COMPLETED 2006-2010 (AS OF DEC. 31, 1999)

PROJECT	SITE	BLOCK #	ACRES	DENSITY RANGE	PROPOSED # OF UNITS
14 th and O Streets (SW corner)	16A	224B	.44	Medium	15
1400 14 th Street (14 th and N Streets)	21A	223	.58	High	60 or over
12 th and O Streets (Dept. of Veterans Affairs)	14C	222	1.90	Medium	65-135
16 th and P Streets	9A	293	.33	Very High	45-60
16 th and N Streets (SE corner)	8D	233	.58	Medium	35
TOTAL			3.83		220 - 305

Notes:

- (1) The above residential developments may include complimentary mixed-use on the site.
- (2) Development of these units will require the demolition of existing buildings.